



MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

HOIT K. FRIERSON
AND JOEL C. FRIERSON
TO
CITY OF AUSTIN
(DRAINAGE EASEMENT)
July 5, 2007

DESCRIPTION FOR PARCEL 5118.09DE

DESCRIPTION OF A 0.053 ACRE (2,308 SQUARE FOOT) TRACT OF LAND OUT OF LOT 17, CONVENIENT COURTS, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 28, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 17 BEING THAT SAME TRACT DESCRIBED IN A GIFT DEED EXECUTED DECEMBER 30, 1996 TO HOIT K. FRIERSON AND JOEL C. FRIERSON, RECORDED IN VOLUME 12842, PAGE 28, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.053 ACRE (2,308 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a 1/2" iron pipe found on the south right-of-way line of Post Oak Street; a 50-foot wide right-of-way, at the northwest corner of said Lot 17 and at the northeast corner of Lot 16 of said Convenient Courts;

THENCE, S 02°32'05" W, a distance of 98.08 feet to a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,066,599.94, E=3,111,055.59, for the west corner and the **POINT OF BEGINNING** of this tract;

THENCE, across said Lot 17, the following two (2) courses:

- 1) N 52°53'34" E, a distance of 71.91 feet to a 60d nail set for the north corner of this tract;
- 2) S 33°35'23" E, a distance of 26.49 feet to a 60d nail set on the southeast line of said Lot 17 and on the northwest line of Lot 2, Paragon Addition, a subdivision recorded in Volume 60, Page 63, Plat Records of Travis County, Texas, for the east corner of this tract;

THENCE, S 44°13'56" W, with the southeast line of said Lot 17 and the northwest line of said Lot 2, a distance of 73.93 feet to a 60d nail set for the south corner of this tract, from said point, a 5/8" iron rod found at an angle point on the southeast line of said Lot 17 and on the northwest line of said Lot 2, bears S 44°13'56" W, 24.95 feet;

THENCE, N 32°51'08" W, across said Lot 17, a distance of 37.67 feet to the **POINT OF BEGINNING** and containing 0.053 acre (2,308 square feet) of land.

0.053 Acre (2,308 Square Feet)
Drainage Easement

Exhibit "C"
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5118.09DE

BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

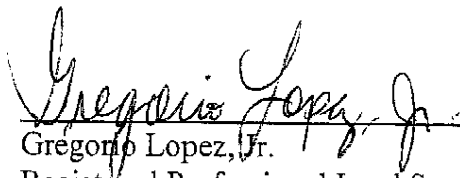
THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 5th day of July, 2007, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 – State of Texas



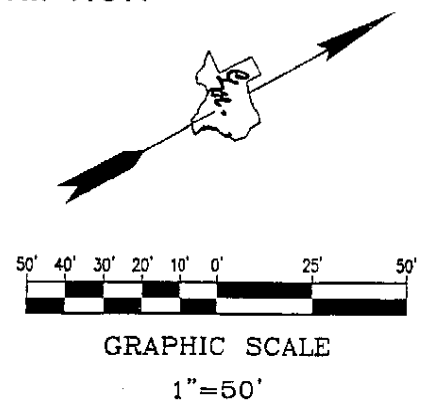
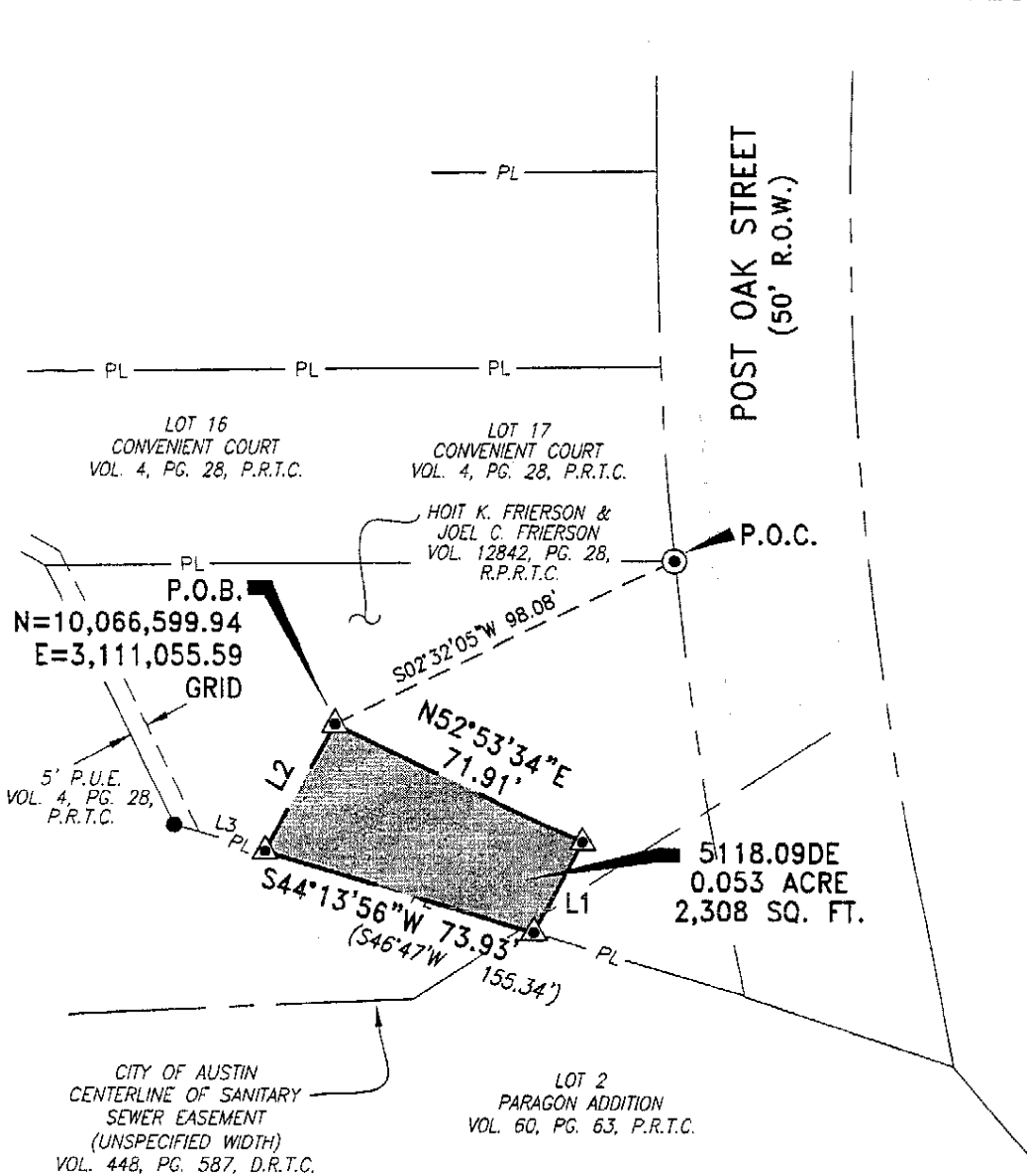
REFERENCES

MAPSCO 2003 614D
Austin Grid No. MH-21
TCAD PARCEL ID NO. 01-0201-0229
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-22-07

FIELD NOTES REVIEWED

By: P. Sam Date: 7-12-07
Austin Clean Water Program
Survey Coordinator

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

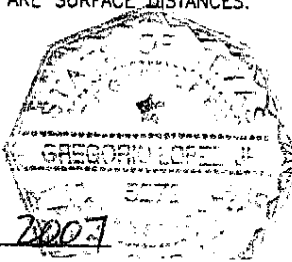


| LEGEND | |
|------------|--|
| ● | 5/8" IRON ROD FOUND |
| ⊙ | 1/2" IRON PIPE FOUND |
| ▲ | 60D NAIL SET |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| R.O.W. | RIGHT-OF-WAY |
| — PL — | PROPERTY LINE |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| VOL., PG. | VOLUME, PAGE |
| P.R.T.C. | PLAT RECORDS OF TRAVIS COUNTY |
| R.P.R.T.C. | REAL PROPERTY RECORDS OF TRAVIS COUNTY |
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY |
| () | RECORD INFORMATION |

| LINE TABLE | | |
|------------|-------------|----------|
| NUMBER | BEARING | DISTANCE |
| L1 | S33°35'23"E | 26.49' |
| L2 | N32°51'08"W | 37.67' |
| L3 | S44°13'56"W | 24.95' |

BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.



Gregorio Lopez, Jr.
Gregorio Lopez, Jr.
Registered Professional Land Surveyor
No. 5272 - State of Texas

Exhibit "C"
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|---------------------------|
| DATE: 7-5-07 |
| DRAWN BY: ALM |
| MAI JOB NO.: 290-22-07 |
| REFERENCE: F.B. 410 & 472 |

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MACIAS & ASSOCIATES, L.P.

LAND SURVEYORS

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